

# Workbook Narrative Section VII – Conceptual Land Use Plan

Reference: General Application to the Task Force Workbook

## CONCEPTUAL LAND USE

The primary focus of Task Force direction, at this point, is the Composite Framework, as presented in Section V. Based on this Composite Framework, the Planning Team has developed a Public Realm Conceptual Urban Design that is based on the Community Building Principles and Coyote Valley Strategies in Section VI. With this Composite Framework and Public Realm Conceptual Urban Design, the planning team has taken a first pass at a Private Development Land Use plan.

Both the Public Realm Conceptual Urban Design and the Private Development Land Use plan are in a very early stage. They are already serving their purpose in drawing specific review and comment from both public and private Coyote Valley stakeholders. Ongoing Land Use reviews and comments will continue well into the fall of this year as we develop the Draft Specific Plan. We will be incorporating comments from ongoing stakeholder meetings in our presentation to the City Council on September 21<sup>st</sup> (or 28<sup>th</sup>), but do not expect every land use issue to be fully resolved. The principle private development elements of this first pass conceptual land use, and the thinking behind them is described as follows:

### Workplace

These are the areas (in conjunction with mixed use areas) primarily associated with the accommodation of 50,000 industry-driving jobs. Their location balances a combination of goals that include: easy access and proximity to the fixed guideway transit system; a distribution beyond the original boundary between North- and Mid-Coyote into three Mid-Coyote areas (Santa Teresa District south of Laguna Avenue; southeast corner of Bailey Avenue/Monterey Road; and around the Santa Teresa Blvd./Richmond Avenue intersection) to better provide pedestrian/bike proximities between jobs and housing; an accommodation of some lower density service commercial and R&D in the far north along the railroad tracks as a buffer from both the tracks and the Calpine plant; an acknowledgement of existing technology industry owner's (Cisco, Xilinx, and IBM) property; and balancing urban core workplace locations, while maintaining a supply of traditional technology campus opportunities.

### Mixed Use

This category encompasses all of the Community Core area between the lakeshore and the transit line as well as some areas to the south of the transit line and around the multi-modal transit hub. Typologies within this use include some stacked town homes over commercial, office over commercial, residential over

commercial with varying densities from one story frame construction restaurants along the lakeshore to high-rise gateway workplace and residential mixed use structures. This Community Core mixed use is expected to accommodate virtually all of the potential regional entertainment, dining, retail. Neighborhood district mixed-use areas generally include 3 stories of residential over a ground floor mix of retail and service commercial along neighborhood "main streets".

#### Retail

As indicated on the Conceptual Land Use plan, retail refers to local retail and is located primarily in three local convenience shopping areas that are each easily accessible by the transit line and the Parkway. Other small retail designations are located at neighborhood entries and at transit stops. Each transit stop is expected to offer some retail such as coffee, mail, and newsstand either in stand alone or in the ground floor of a mixed-use building.

#### Structured Parking

Parking structures are indicated within the workplace and mixed-use land uses, and around the transit hub and community event park. They are roughly sized as four story structures to accommodate nearby mixed-use typologies that depend on shared district parking.

#### High Density Housing

These areas are generally located close to the Community Core and along transit routes. In the core they can include high-rise residential. Other areas will include some mid-rise (up to 8 stories) as well as wood frame construction higher density typologies such as 3-4 stories over surface, podium, and adjacent structured parking.

#### Medium Density Housing

These areas incorporate the higher density typologies achievable with wood frame construction down through town homes, and high-density small lot single family.

#### Lower Density Housing

This designation applies to only limited areas: along the western foothills; around the Dougherty Avenue/Laguna Avenue existing neighborhood and within the existing neighborhood area bounded by the southern part of the Parkway, Santa Teresa Blvd., Monterey Road, and Palm Avenue.

#### The Hamlet

This area surrounds the historical Hamlet of Coyote Valley. It already includes many historical structures and may be an appropriate location to receive other historic buildings. Specific planning of this area will occur at a much finer scale as the plan progresses.

(See Conceptual Land Use Plan in Section V, 5.c in Workbook)